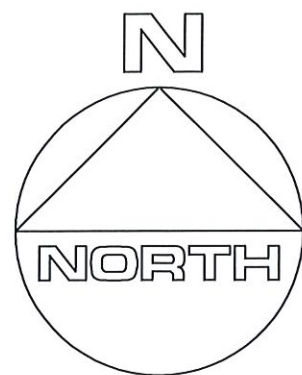




THE AREA OF THIS PROPERTY IS 45,210 S.F. OR 1.037 ACRES
THIS PROPERTY IS IN THE WATER RECHARGE OVERLAY DISTRICT

CLEARING CALCULATIONS

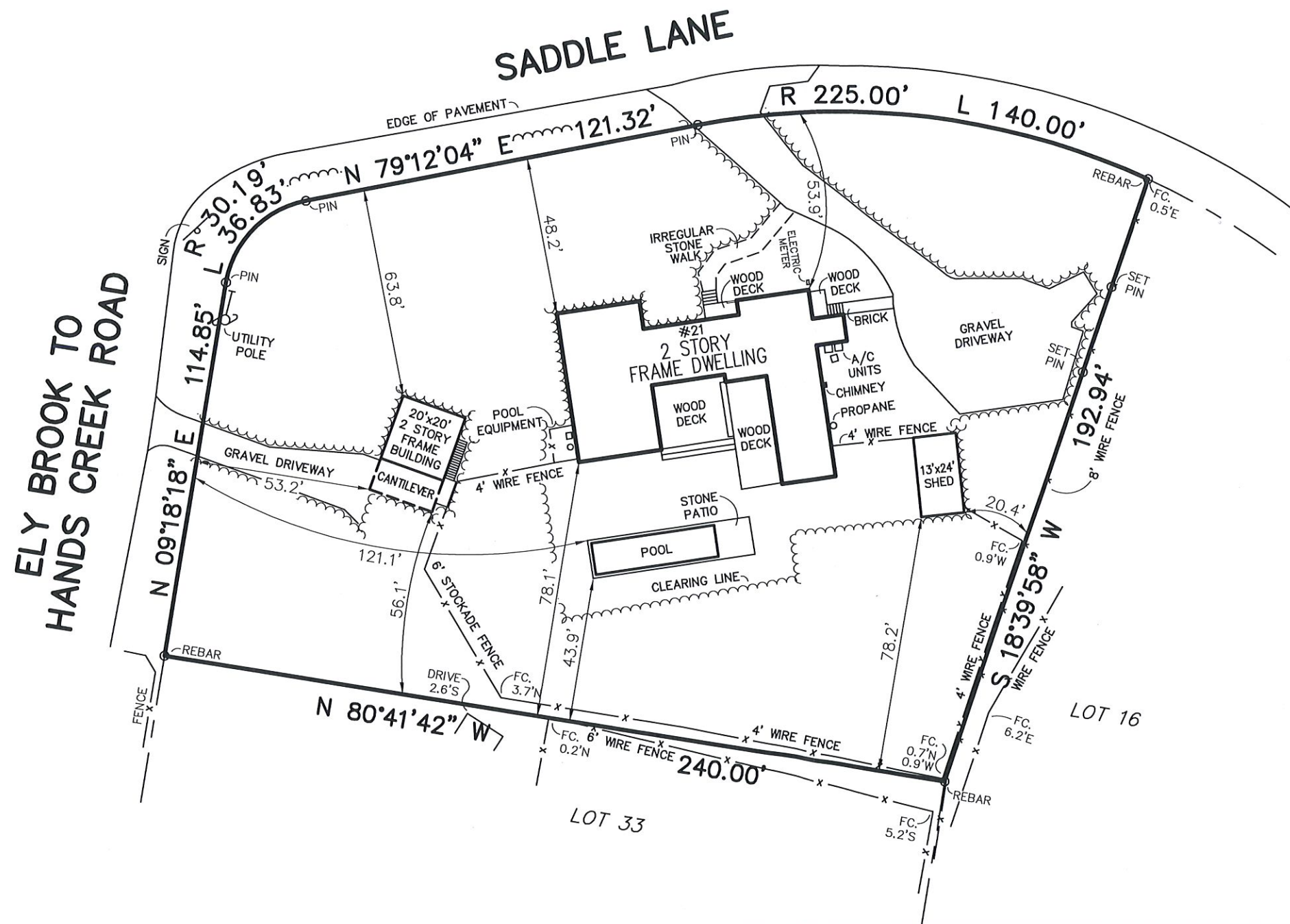
10,000 S.F. + [LOT AREA x 12.5%]
10,000 S.F. + [45,210 S.F. x 12.5%]
10,000 S.F. + 5,651 S.F.
15,651 S.F.

ALLOWABLE CLEARING BY CODE IS 15,651 S.F. (34.6%)
EXISTING CLEARING OF LOT IS 14,485 S.F. (32%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 6,782 S.F. (15%)
EXISTING BUILDING COVERAGE IS 3,745 S.F. (8.3%)

ALLOWABLE TOTAL LOT COVERAGE IS 18,084 S.F. (40%)
EXISTING TOTAL LOT COVERAGE IS 9,299 S.F. (20.6%)



S.C.T.M. NO.
300 - 73 - 5 - 1
SURVEY OF:

LOT No. 15
MAP OF EASTHAM HILLS
FILED JAN. 14, 1969 - AS No. 5239
SITUATED IN: EAST HAMPTON
TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 10/5/2023

JOB NO. G23-9605

SCALE: 1" = 40'

ADDED & STAKED PROPOSED 11/25/2024
UPDATED SURVEY 9/16/2025



GUARANTEES INDICATED SHALL RUN ONLY
TO THE PERSON FOR WHOM THE SURVEY
IS PREPARED AND/OR AGENCY, AND ARE
NOT TRANSFERABLE.

CERTIFIED TO:

Nicola Bates
New York Title Abstract Services, Inc.
Old Republic National Title Insurance Co.

GARY BENZ, L.S.

Surveying and Land Planning
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Ronkonkoma, N.Y. 11779
GaryBenzLS@Yahoo.com
(631) 648-9348

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER GROUND UTILITIES
AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A
VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.